

**CAMPBELL COUNTY  
PROJECT DEVELOPMENT BOARD  
MINUTES**

**July 25, 2007**

A regular meeting of the Project Development Board was held on Wednesday, July 25, 2007, 5:00 P.M. at the Campbell County Court House, 330 York Street, Newport, Kentucky.

In attendance at the meeting were Board members:

WILLIAM H. WHITE, CHAIRMAN  
JUDGE WILLIAM J. WEHR, CO-CHAIR  
THOMAS J. CALME, CIRCUIT COURT CLERK  
TARA HALPIN  
JUDGE/EXECUTIVE STEVE PENDERY  
CHARLES R. PETERS  
JUDGE GREGORY T. POPOVICH, SENIOR DISTRICT JUDGE  
GARLAN VANHOOK

Hutch Johnson	Attorney for the Board
Chris Greene	CMW
Ryan Barrows	Ross, Sinclair & Associates
Susan A. Prather	Secretary (exited the meeting at 5:30 p.m.)

The meeting was called to order at 5:00 p.m. by Chairman White. Following roll call, a quorum was declared present.

Minutes from the regular meeting held June 27, 2007 and special meeting held July 11, 2007 were presented by Chairman White. Motion was made by Judge William Wehr and seconded by Mr. Tom Calme to approve the minutes as amended. There being no further discussion, all voted "AYE" and the motion passed unanimously.

Chairman White greeted the public and acknowledged the attendance of Judge Fred Stine and Jason Dufek, Chief Deputy for Campbell Circuit Court Clerk.

Under Old Business, discussion took place regarding the hiring of a construction manager. Mr. Jim Codell of Codell Construction introduced members of his team to include Mr. Mike Almoslechner, Mr. Dave Codell, Mr. Billy Lane, and Mr. Marlie Conner. He explained that those present were assigned to the Boone County project which was in excess of \$15M. Addressing issues that arose from Codell's past interview, Mr. Jim Codell explained that the PDB has flexibility in choosing their project manager and personnel. He then distributed a booklet of information which contained resumes for Billy Lane, Project Manager, Nelson T. Greer Sr., Project Superintendent, and Marlie Conner, Project Superintendent. He noted that each have over thirty years experience. Judge Wehr explained that the PDB is not concerned with Codell's experience; they simply wished to express the need for exclusivity. Mr. Jim Codell guaranteed exclusivity to the PDB with the current team. Mr. Peters questioned whether the team had experience with renovation and/or historical preservation. Questions were answered during the interviews which then took place with Mr. Greer, Mr. Lane and Mr. Conner.

Mr. Dave Codell distributed a second hand-out depicting time-lines for tasks assigned in construction projects such as the Campbell County Judicial Center. He continued to provide information as to what to expect from Codell during the planning and construction phase. Mr. Jim Codell stated that Mr. Greer would be assigned to the project with Mr. Conner acting as back-up should the need arise. Mr. Vanhook noted that the purpose of the interview was to understand the commitment of Codell to the construction of the new judicial center. The interview concluded at 5:55 p.m.

There was no New Business to come before the Board.

Chairman White had no report to submit

Mr. Vanhook then provided the date of August 8 for the design conference and August 9 and 10 for interviewing Judge Foellger, Judge Ward and Judge Wehr along with August 24 for interviews with Judge Thomas, Judge Popovich and Judge Stine. It was his recommendation that a special meeting be held August 8 for not only the design conference but also viewing of the Court House and skyline through attendance at a Cincinnati Reds ballgame. Judge Wehr advised CMW to view the website of the Ovation Project as it will largely impact the surrounding buildings. Motion was made by Judge Wehr and seconded by Ms. Halpin to set a special meeting for August 8 at 5:00 p.m.

Mr. Vanhook stated that the contract with CMW is ready for the Court House Commission's review and approval. Motion was made by Judge Popovich and seconded by Mr. Calme that based upon the recommendation of AOC the contract for CMW be submitted to the Court House Commission for their review and approval. Mr. Johnson questioned whether the contract contains any additional verbiage other than directed by AOC regulations. Mr. Vanhook confirmed that the form is correct and has been reviewed by AOC's legal department. Authority has been granted to sign the contract. There being no further discussion, all voted "AYE" and the motion passed unanimously.

Discussion then took place regarding property acquisition. Mr. Vanhook expressed his concern that the Project Development Board must first take official action prior to any property acquisition. Mr. Peters noted that the PDB has not discussed the intention of the Court House Commission to sell the lot to the entity in charge of the future court house for \$1.9M. Mr. Vanhook pointed out that the \$1.9M was derived through an appraisal performed on the property. He again voiced his concern that the PDB is not aware of events which have occurred. Motion was then made by Judge Wehr and seconded by Mr. Peters to enter into Executive Session, per KRS 61.810(1)(b), in order to discuss land acquisition. All voted "AYE" and the motion passed unanimously. Upon exiting Executive Session, motion was made by Judge Pendery and seconded by Ms. Halpin to resume the regularly scheduled meeting. The meeting resumed at 6:45 p.m. Motion was then made by Judge Wehr, seconded by Judge Pendery, to hold a special meeting on Monday, August 6, 5:00 p.m. in order to provide details of the proposal in written form. There being no further discussion, all voted "AYE" and the motion passed unanimously.

The Report of the Architectural Agent was then invited by Chairman White. Mr. Chris Greene referred members to the Status Report provided in their packet of information. He invited comments or questions from the Board. There being none, Chairman White invited the report of the Financial Agent.

Mr. Ryan Barrows stated that solicitations have been made for Bond Counsel and legal advertisements will begin to appear. Mr. Johnson added that direct solicitations were sent July 13 and the RFP's are due August 13 in sufficient time for the August 22 meeting. Mr. Barrows questioned whether it is the Board's intention to interview for Bond Counsel. Mr. Vanhook stated that interviews will not take place.

Mr. Hutch Johnson had no additional report to submit

Under Other Business, Chairman White opened discussion on the hiring of a construction manager. Mr. Peters stated he is comfortable making such a decision with Judge Wehr commenting that his concerns regarding the commitment of Codell Construction have been addressed. Judge Popovich noted that the record contains information as to their commitment level. Motion was then made by Mr. Calme, seconded by Mr. Peters, to retain the services of Codell Construction as Construction Manager for the new Judicial Center. There being no further discussion, all voted "AYE" and the motion passed unanimously.

Judge Wehr then revisited the issue of compensation for Susan Prather. He recommended that a stipend be paid out for secretarial services. Mr. Vanhook pointed out that should Ms. Prather be receiving compensation from the Fiscal Court, the Project Development Board can not make an additional payment. Judge Wehr stated he will review past minutes for future determination.

There being no further business to come before the Board, motion was made by Judge Wehr and seconded by Mr. Calme to adjourn the meeting. The meeting was adjourned at 7:20 p.m.

APPROVED:

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WILLIAM H. WHITE  
CHAIRMAN

ATTEST:

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SUSAN A. PRATHER  
SECRETARY